

# Pilas de Fuente Soto

## Villa

€159,950

Ref: K19811



3



1



390 m<sup>2</sup>



140 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€159,950 (£134,214)
Transfer tax 7% .....	€11,197 (£9,395)
Notary fees (approx) .....	€750 (£629)
Land registry fees (approx) ...	€750 (£629)
Legal fees (approx) .....	€1,500 (£1,259)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,517)
Remainder of deposit to 10% .....	€12,995 (£10,904)
Final Payment of 90% on completion ....	€143,955 (£120,793)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

This Beautifully presented 3 bedroom Villa is walled and gated and has a large private driveway leading to a carport (with roof terrace) with private parking for up to 4 cars. There are patio and garden areas both shaded and open along with terraces from which to enjoy the Spanish sunshine and dramatic views over the wonderful Andalucian countryside and mountains. The heated pool is 8x4m and has lovely seating areas around it including a featured BBQ area for alfresco dining on the large granite dining table. There is a large storeroom attached to the house, and another newly built storeroom, next to the walk in pump house for the pool. These rooms and the carport have water and electricity plumbed in and could be converted into further accommodation subject to permissions. There are external garden lights and external all weather sockets. There are two entrances to the house from the front terrace; one into the lounge and one into the kitchen. The kitchen is charming, with granite worktops and a mix of modern appliances along with Moorish and Andalusian features. The lounge is cozy and has a modern shower room off it with a marble sink. There is also a double bedroom next to the lounge and it could be used as a reception/dining room. On the second floor there is a landing currently used as an office area with two further bedrooms one of which is a double. There is good internet connection providing excellent computer, TV and radio reception. The storeroom houses a modern Bio Mass Burner to provide central heating to the house which runs very cheaply using a side product from the olive crops. The same burner heats the pool in Spring and Autumn. The fuel supplier is in the village and delivers free of charge. There is also a water filtration system in this room. Hot and cold air conditioning is fitted throughout and the windows are double glazed with fly screens and security shutters. The security of windows and doors is further enhanced with traditional metal bars (rejas) that have locks with the keys accessible from inside the house providing escape routes in the case of fire. This is a great house for either full time living or a holiday home. Its in a fantastic country location, on the edge of a small village with masses of great usable outside space, close to the larger towns of Alcala la Real and Alcaudete. Granada (and its airport) is about an hour away, as is Cordoba. Malaga Airport is two hours by car with good road connections to the motorway.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible